

93

KENDALL ROAD

400,000 SF AVAILABLE

TWO CLASS-A WAREHOUSES

93 KENDALL ROAD,
TYNGSBOROUGH, MA



PHASE 1 AVAILABLE Q1 (APRIL) 2025



111 MARCUS PARTNERS



DEVELOPMENT
— CONSTRUCTION —
STORAGE & DISTRIBUTION GROUP

BUILDING SPECIFICATIONS

- POWER:** 2,000 amp electrical service, 277/480v per building
- FIRE PROTECTION:** ESFR sprinklers
- LIGHTING:** LED sensor lighting, 25 foot candles
- WATER & SEWER:** Tyngsborough Water District
- ELECTRIC:** National Grid
- GAS:** National Grid
- CONSTRUCTION:** Concrete Tilt Walls
- CLEAR HEIGHT:** 36'
- BUILDING DEPTH:** 250'
- BUILDING LENGTH:** 1100' & 500'
- TRUCK APRON DEPTH:** 60' concrete
- COLUMN SPACING:** 50'x50'
- DOCK DOORS:** 76 & 34 dock doors; 9'x10' insulated vertical lift doors
- DRIVE-IN DOORS:** Building 1 - 4
Building 2 - 1
Drive-in doors with ramps, 12'x14' insulated vertical lift doors
- DOCK EQUIPMENT:** 35K lb. capacity mechanical dock levelers with dock seals
- TRAILER PARKING:** 32 & 45 spaces
- CAR PARKING:** 283 & 125 spaces
- ROOF:** White TPO
- FLOOR:** 6" thick floor slab with Ashford, Formula sealer/hardener

PROJECT SCHEDULE



SITE PLAN



3

EXIT
90 ↗

KENDALL RD

3

113

KENDALL RD

Tyngsborough Park & Ride

Phase 2
125,000 SF

125 Car Parking Spaces

34 Loading Docks
45 Trailer Spaces

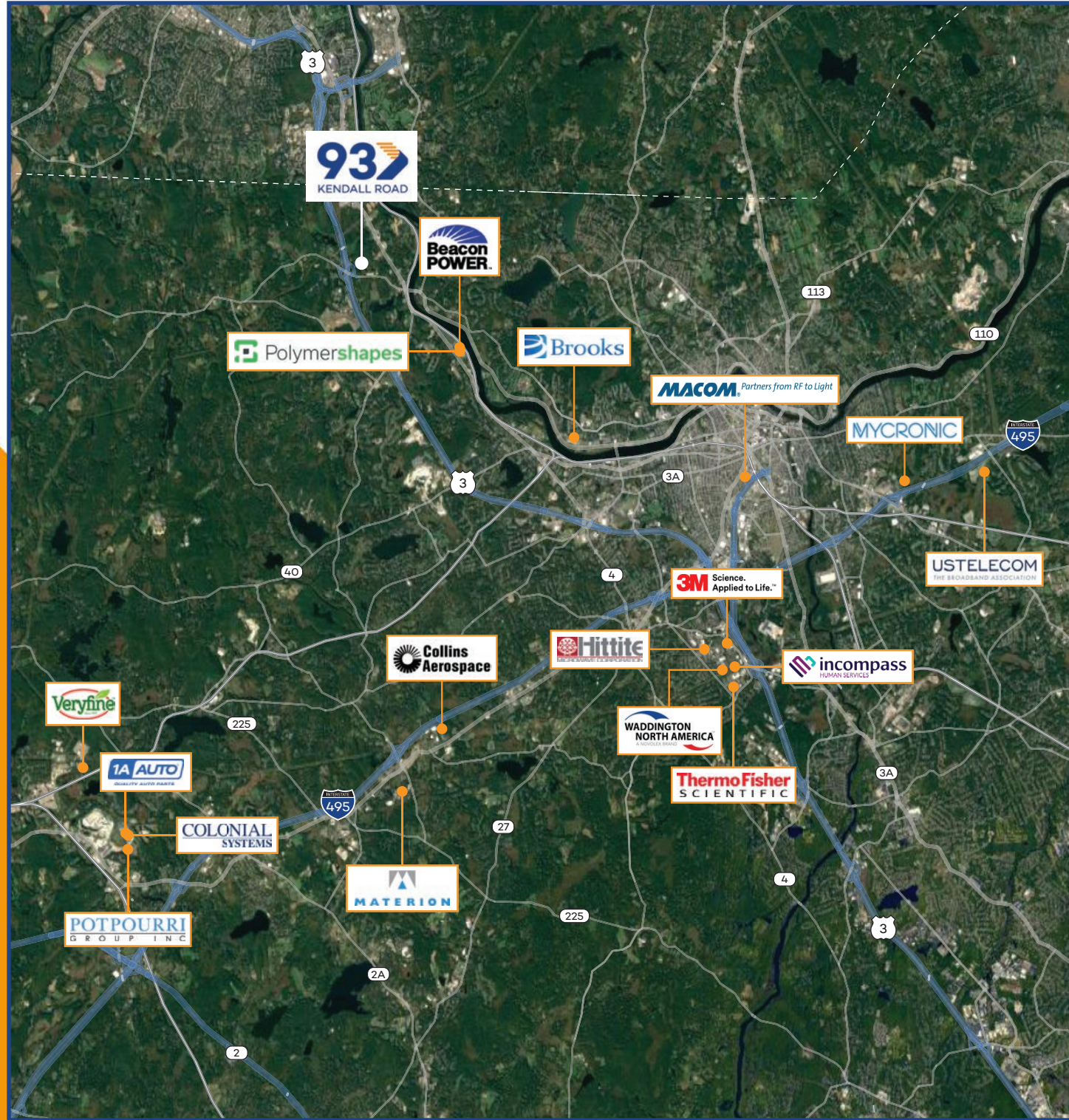
32 Trailer Spaces

Phase 1
275,000 SF

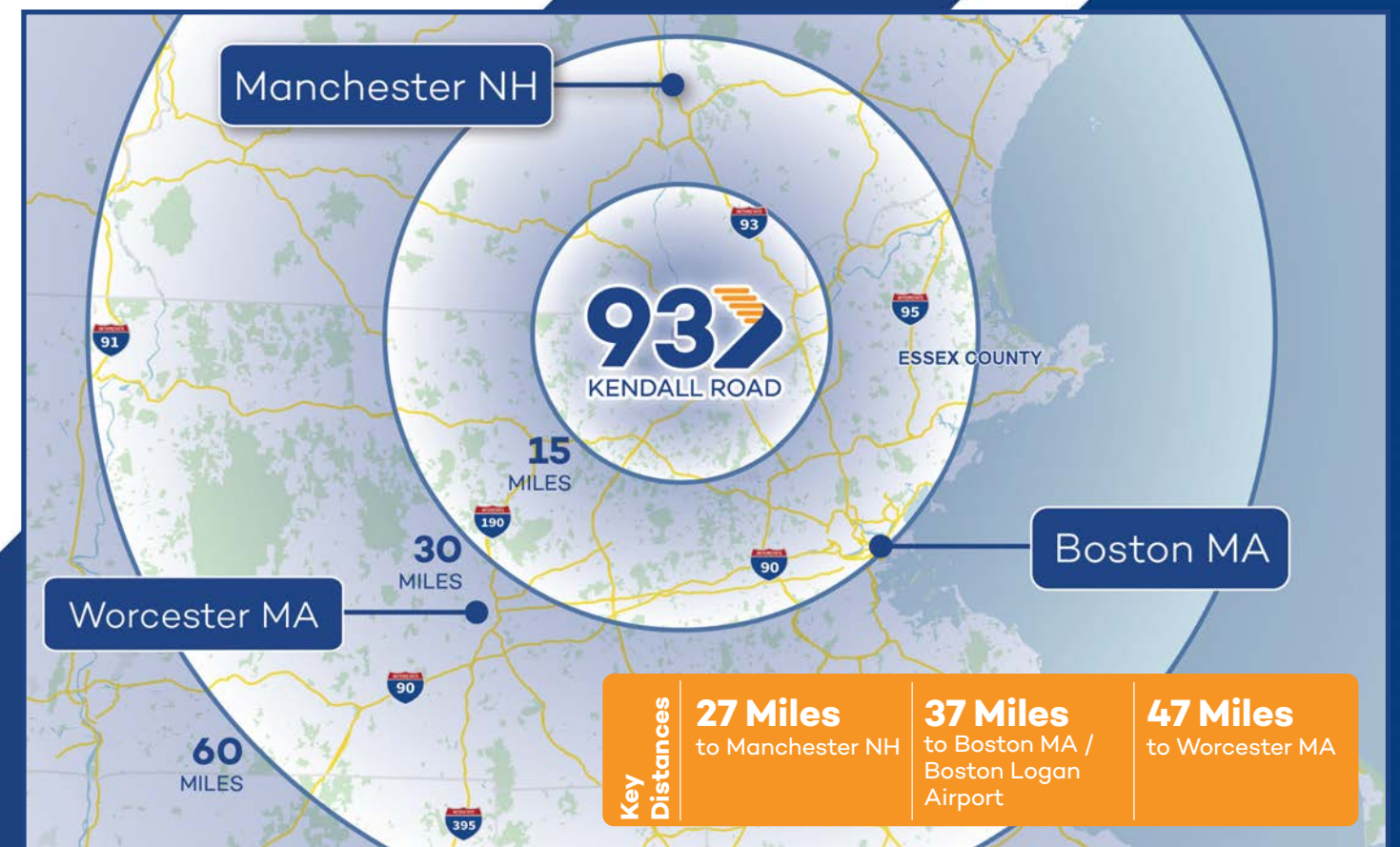
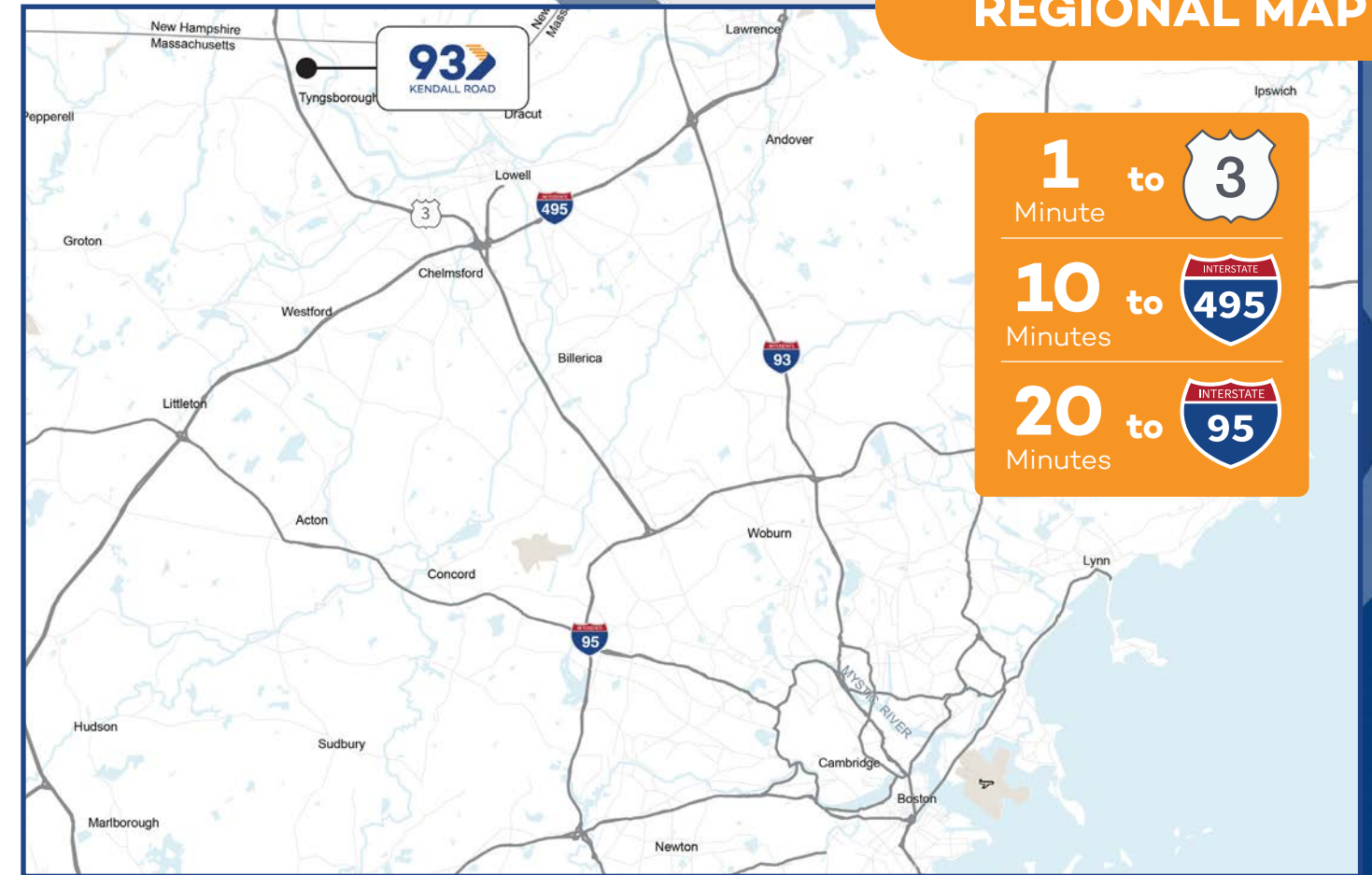
76 Loading Docks

283 Car Parking Spaces

CORPORATE NEIGHBORS



REGIONAL MAP



93

KENDALL ROAD



For more information, please contact:

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